



BK 2204 PG 221-223



DEED 2002 02834

Nebr Doc  
Stamp Tax  
3-4-02  
Date  
\$ 242  
By [Signature]

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2002 MAR -4 PM 2: 34

RECEIVED

**SPECIAL WARRANTY DEED  
PUBLIC PURPOSES**

When recorded return to:  
City of Omaha, Nebraska

Public Works Department  
Design Division  
R-O-W Section  
(Jordan Stevens, R/W Agent)

FOR OFFICE USE ONLY	
Project:	West Dodge Road 84th Street to Regency Parkway
City Proj. No.:	SP 98-16
Tract No.:	37
Address:	9140 West Dodge Rd. Omaha, Nebraska 68114

**KNOW ALL MEN BY THESE PRESENTS:**

THIS DEED, made this 24 day of Jan., 2002, AD, between **LAFP SF, Inc., a California Corporation**, and herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Twenty thousand four hundred fifty and 00/100 dollars (\$20,450.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation, organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

**SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION**

TO HAVE AND TO HOLD the above described premises, together with all the tenements, hereditaments, and appurtenances thereunto belonging, unto said CITY and its successors and assigns forever.

And the said GRANTOR, for itself and its successors, does hereby covenant and agree to and with the said CITY, and its successors and assigns, that at the time of the execution and delivery of these presents it is lawfully seized of said premises, that it has good right and lawful authority to convey the same; that they are free from encumbrance except of record as of date of this Special Warranty Deed; and party of the first part does hereby covenant for itself and its successors to warrant and defend the said premises against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto (caused its Corporate Seal to be affixed) (the said Corporation has no Corporate Seal) and these presents to be signed by its respective officers this 24 day of January, 2002.

LAFP SF, Inc., a California Corporation  
(Name of Corporation)  
By Lowe Enterprises Investment Management, Inc.  
Its Authorized Agent  
PRESIDENT or AUTHORIZED OFFICER

Deed  
# 31  
FEE 1550 FB 53-30402  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP BW  
DEL \_\_\_\_\_ SCAN [initials] FV \_\_\_\_\_

ATTEST:  
[Signature]  
(Name and Title)  
Debra Hart AVE  
(Corporate Seal)

[Signature]  
(Name and Title)  
Tom Pollina  
Vice President

STATE OF California  
COUNTY OF Los Angeles

On this 24th day of January, 2002, before me, a Notary Public in and for said County, personally came Tom Pollina (Name) Vice president (Title) of LAFP SF, Inc., a California Corporation, and \_\_\_\_\_ (Name) \_\_\_\_\_ (Title), of said Corporation.

to me personally known to be the respective officers of said corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notary Seal this 24th day and year first above written.  
Notary Seal:

[Signature]  
NOTARY PUBLIC

# Exhibit "A"

Tract 37

Owner's Legal

Lot 1, Pierson's Subdivision Replat 2, Being An Administrative Subdivision Of Part Of Lots 7, 13 And 14, Pierson's Subdivision, Being A Subdivision Of The South Half Of The Southwest Quarter And The West Half Of The Southeast Quarter Of Section 15, Township 15 North, Range 12 East Of The 6th P.M., As Surveyed, Platted And Recorded In Douglas County, Nebraska.

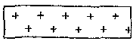

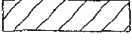
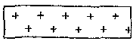

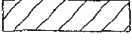
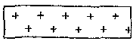

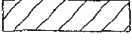
New R-O-W Acquisition Legal

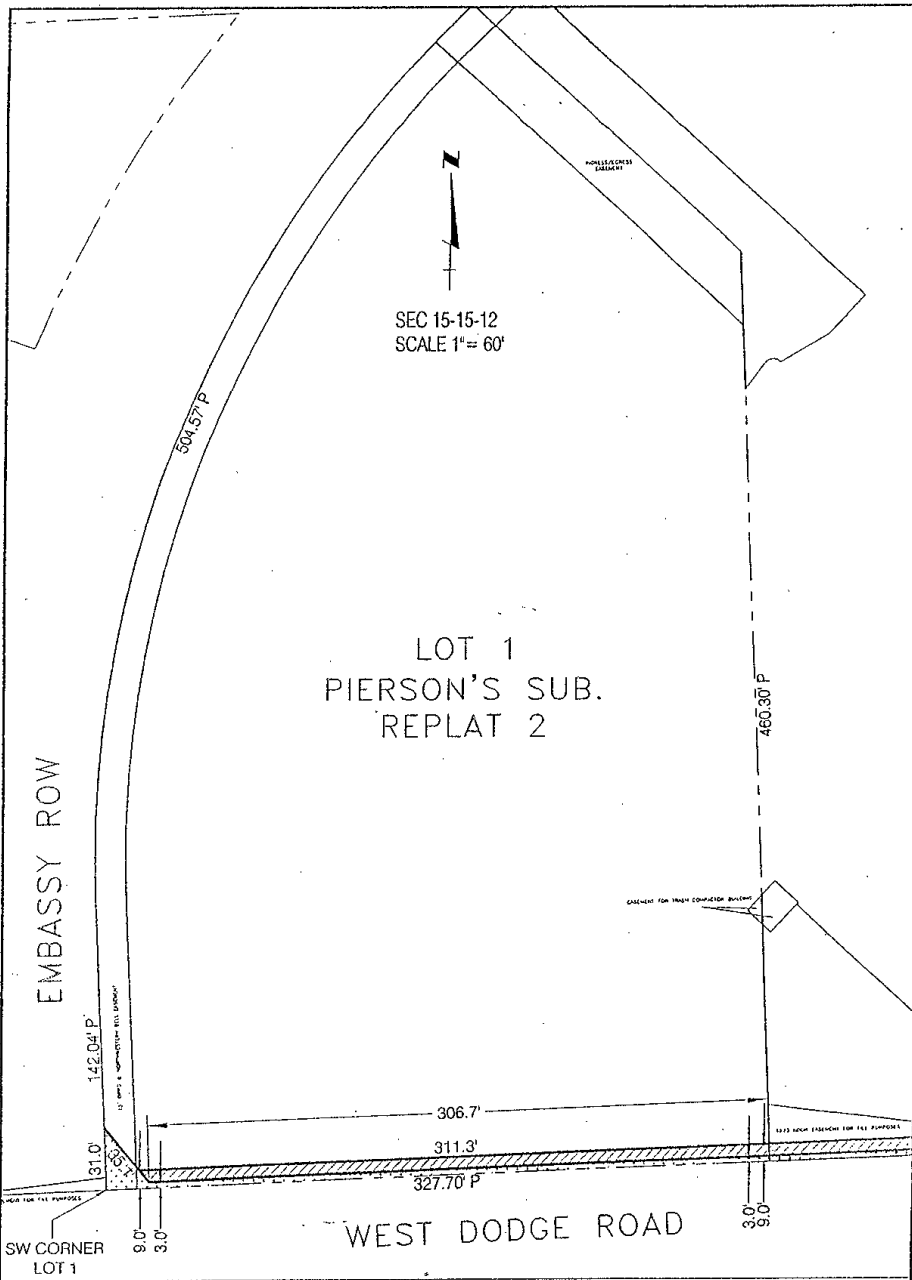
Beginning At The Southwest Corner Of Said Lot 1, Thence Easterly, Along The Southerly Line Of Said Lot 1, A Distance Of 327.70 Feet; Thence Northerly, Along The Easterly Line Of Said Lot 1, A Distance Of 3.0 Feet; Thence Westerly, Along A Line 3.0 Feet Northerly Of, Perpendicular Measurement And Parallel To, The Southerly Line Of Said Lot 1, A Distance Of 306.7 Feet; Thence Northwesterly A Distance Of 35.1 Feet To A Point On The Westerly Line Of Said Lot 1; Thence Southerly, Along The Easterly Line Of Said Lot 1, A Distance Of 31.0 Feet To The Point Of Beginning Containing An Area Of 1277.2 Square Feet, More Or Less.

Temporary Construction Easement

The North 6.0 Feet Of The South 9.0 Feet Of Said Lot 1, Excluding The Above Described New R-O-W Acquisition, Containing An Area Of 1854.0 Square Feet, More Or Less.




## CITY OF OMAHA PUBLIC WORKS DEPARTMENT

Owner(s) <u>LAFP SF, INC.,</u> <u>A California Corporation</u> Address <u>9140 West Dodge Road</u> <u>Omaha, NE</u>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"></td> <td>LAND ACQUISITION</td> <td style="text-align: right;"><u>1277.2</u> S.F.</td> </tr> <tr> <td style="text-align: center;"></td> <td>PERMANENT EASEMENT</td> <td style="text-align: right;">_____ S.F.</td> </tr> <tr> <td style="text-align: center;"></td> <td>TEMPORARY EASEMENT</td> <td style="text-align: right;"><u>1854.0</u> S.F.</td> </tr> </table>		LAND ACQUISITION	<u>1277.2</u> S.F.		PERMANENT EASEMENT	_____ S.F.		TEMPORARY EASEMENT	<u>1854.0</u> S.F.
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	PERMANENT EASEMENT	_____ S.F.								
	TEMPORARY EASEMENT	<u>1854.0</u> S.F.								
PROJECT NO. <u>S.P. 98-16</u> TRACT NO. <u>37</u>	Date Completed: <u>06/14/2001</u> Revision Date: _____ Revision Date: _____	Page 1 of 2								



NOTE: P = PLAT DISTANCE

CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

	LAND ACQUISITION	1277.2	S.F.	PROJECT NO.	S.P. 98-16
	PERMANENT EASEMENT		S.F.	TRACT NO.	37
	TEMPORARY EASEMENT	1854.0	S.F.		